



Sherbourne Villas | Choppington | NE62 5QA

# Offers In The Region Of £275,000

Well presented detached family home located within a cul-de-sac in the popular area of Choppington with excellent transport links and amenities close by. The property offers ideal family living with three floors and parking for more than one car. It briefly comprises of lounge, kitchen/diner, utility room and downstairs cloaks, first floor offers three bedrooms master with en-suite, and a family bathroom, the second floor has a bedroom/office/study and an extra storage cupboard with loft access. Externally front and rear gardens and detached garage. We would recommend viewing to appreciate what this home has to offer.

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**Detached House**

**Downstairs Wc**

**Kitchen/Diner**

**Front & Rear Gardens**

**Four Bedroom**

**Freehold**

**En-Suite To Master**

**EPC:C/ Council tax:D**

For any more information regarding the property please contact us today

#### Entrance

Via composite door.

#### Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator, storage cupboard, double glazed window to side with fitted blinds.

Downstairs Wc 4.38ft x 2.96ft (1.33m x 0.09m)

Low level wc, wash hand basin (set in vanity unit), tiled flooring, extractor fan, tiled walls, chrome heated towel rail.

Lounge 12.97ft x 16.26ft (3.95m x 4.95m)

Double glazed bay window to front with fitted blinds and fitted window boxed pelmet., double radiator, fire surround with electric fire, television point, telephone point, coving to ceiling.

Kitchen 18.06ft x 12.31ft (5.50m x 3.75m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge/freezer, space for dishwasher, laminate flooring, coving to ceiling, spotlights, double glazed French doors to rear to paved patio with fitted boxed pelmet above, underfloor heating.

Utility Room 5.56ft x 5.28ft (1.69m x 1.60m)

Composite door to side/ rear access, fitted base units, stainless steel sink unit with mixer tap, plumbed for washing machine, single radiator, laminate flooring.

#### First Floor Landing

Double glazed window to side with fitted blinds, vertical single radiator.

#### Loft

Partially boarded, lighting and power.

Bedroom One 10.97ft x 11.37ft (3.34m x 3.46m)

Double glazed window to front, double radiator, fitted wardrobes, coving to ceiling, USB sockets, spotlights with dimmer switch, two fitted bedside cabinets, two fitted bedside wall lights with reading lights attached, fitted drawers (full length of room increasing storage).

En-Suite 6.57m x 5.01ft (2.00m x 1.52m)

Double glazed window to front, low level wc, wash hand basin (Set in vanity unit), shower unit with rainfall shower, extractor fan, tiled walls, heated towel rail, spotlights, tiled flooring, underfloor heating, illuminated LED mirror.

Bedroom Two 9.91ft x 9.97ft (3.02m x 3.03m)

Double glazed window to rear, overhead lighting with dimmer switch, double radiator, coving to ceiling.

Bedroom Three 9.96ft x 8.04ft (3.03m x 2.45m)

Double glazed window to rear, double radiator, coving to ceiling, spotlights.

#### Landing To Third Floor

Built in wardrobes. Access to further boarded storage in roof rafts.

Bedroom Four (Third Floor) 11.02ft x 13.76ft (3.35m x 4.19m)

Velux windows, double radiator, built in cupboard, access to further storage in roof rafts.

Bathroom 7.31ft x 7.63ft (2.22m x 2.32m)

Three piece white suite comprising of; luxury insulated 'P' shaped panelled bath with shower over, wash hand basin (set in vanity unit), illuminated LED mirror above, low level wc, spotlights, double glazed window to side, heated towel rail, tiled walls and flooring, extractor fan, white suite full length wall mounted fitted storage unit.

#### External

Front garden laid mainly to lawn, bushes and shrubs, double driveway. Low maintenance garden to the rear, patio area/ decking area, flower beds, bushes and shrubs, outdoor lighting. Shed to rear of garage with weatherproof double socket.

#### Garage

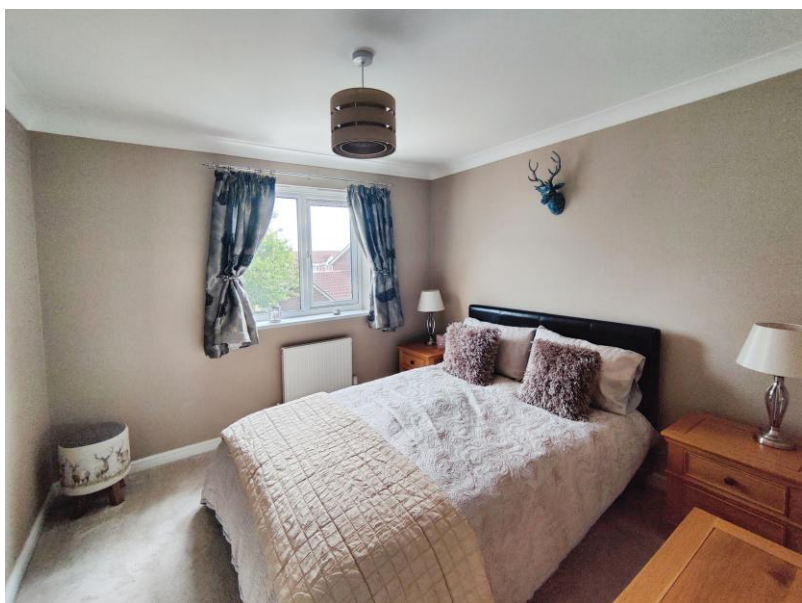
Single garage, electric door powered by fob, with power and lighting, electric car charging point, garage door lighting.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas & Underfloor heating  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage, driveway and EV charging point

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, following restrictions apply –  
Running a business  
Parking Boats, Caravans or Mobile Homes on Site

Section 157 restriction

Rights of way – shared access to driveway with neighbours

Spray Foam in loft space

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

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## Sherbourne Villas, Choppington

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potenti
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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